

HOPE TO SOLVE NEGRO PROBLEM

Owners Rallying to Support of Harlem's Committee of Thirty.

EXPECT INCREASE OF REAL VALUES

Corporation To Be Formed to Obtain Objects Sought as Quickly as Possible.

The committee of thirty well known property owners of Harlem which was formed not long ago to launch the Property Owners' Improvement Corporation has already enlisted the hearty support of many of the biggest owners of real estate in the district. Upon the success of this undertaking depends the upbuilding of Harlem into a most attractive home, hotel and retail trade section.

It is the negro problem there which has caused a stupendous shrinkage of real estate values, and it is hoped that the solution of that problem will result in big enhancement of values and a building transformation that will be satisfactory to the old property owners of the district.

The committee of thirty meets every Tuesday at the Harlem Board of Commerce. It is composed of Benson E. Wilcox, chairman, and Frank S. Rannetter, Louis F. Rembold, Harry Berthoff, Robert R. Clark, Harry D. Cochran, Edward J. Dewling, Samuel B. Downes, Thomas C. Edmonds, Charles H. Fuller, John A. Goodwin, James M. Horton, Meyer Jarmulowsky, E. Von der Horst Koch, Robert Levers, John H. Low, the Rev. D. J. McMillan, Adelbert S. Nichols, Thomas O'Reilly, George Schaefer, John H. Scully, Thomas F. Scully, Frank A. Shaw, William A. Shelton, George W. Short, Dr. J. Gardner Smith, Martin Unglich, Samuel Wallach, Sigismund Wachler and Edward J. Wellings.

The committee of thirty says: "The object of the Property Owners' Improvement Corporation is 'To improve and advance the interests of property owners and their tenants in general.'"

"The work of the corporation will be in the district bounded by 115th street on the south and the Harlem River on the north, Park avenue on the east, and Morningside, St. Nicholas and Bradhurst avenues on the west. The capital will be \$500,000, to be issued in shares of a par value of \$5 each. Owners are expected to take stock on the basis of one-half of 1 per cent on the assessed values of their real estate for 1914, as provided for in subscription agreement. It is also expected that other business interests will lend assistance to this movement."

"The management of this corporation will be in the hands of the stockholders, who will elect their own directors, and they will have full control of all funds. The movement has the support of many owners, the real estate brokers and local organizations, who will assist in every way possible."

"The proposed plan is as follows, viz.: To arrange with the property owners to rent their properties to white tenants. This could be done section by section, thereby not causing an over-supply of vacant apartments and houses at any one time. The united energetic efforts of all will facilitate the procuring of new tenants. To assist owners who are unable financially to do the necessary renovating to their properties on a proper business basis, as follows, viz.: Make a mortgage loan for the purpose or take a lease of the property. The corporation to lend its assistance in arranging new and the extension of old mortgages for owners who will co-operate."

"To co-operate in organizing a movement for the improvement of the social conditions of the negroes with the following objects, viz.: To create a proper environment in the vicinity of 125th street and Lenox avenue, for the purpose of making the section attractive, to prevent lawlessness and vice, stimulate the construction of modern buildings that will be best suited for their requirements, and aid in promoting the welfare of the negroes generally."

It is believed that by showing good faith in this matter the co-operation of the negro leaders will be obtained. Every known difficulty has been considered, and ways and means of surmounting such have been provided.

This movement has received the endorsement of many of the large institutions that make mortgage loans, who believe that it is practical and feasible, and merits the support of every owner. With the mortgage market in such condition that owners could not procure or continue mortgages, it would be disastrous to the interests of any owner to work against the movement. The success of this plan will re-establish confidence in Harlem real estate, cure the mortgage situation and enhance values, thereby benefitting every one.

"The active co-operation of owners, merchants, mortgage holders and other interests for mutual benefit will insure success. Up to this time you have suffered by reason of shrinkage in the value of your real estate, and a further loss is staring you in the face unless definite concerted action is taken at once. Your support is of the utmost importance to you, if you value your investment. Immediate action is imperative. It will be to your interest to sign agreement herewith inclosed and return to Frank A. Shaw, chairman of subscription committee."

BANKERS RENT BIG SPACE

Lazard Freres Take Space in Equitable Building.

Contracts have been closed through the brokerage firm of Douglas Robinson, Charles S. Brown Company for the leasing to Lazard Freres, bankers, 6,999 square feet of space on the second floor of the Equitable Building, which will be completed in 1915.

The space contracted for by Lazard Freres is at the corner of Nassau and Pine streets, and will have direct access through a private entrance and elevator. Aside from the Equitable Life Assurance Society, which arranged to occupy the floors of the huge building when it sold the land to the Du Pont syndicate, this concern is the first to close for space.

Midtown Section Leases.

Tucker, Speyer & Co. leased at No. 25 West 25th street the sixth floor to Max Berger, and the fourth floor to Louis Ackerman; also space at No. 286 Fifth avenue to C. T. Willard & Co.

Walter J. Salomon leased the store at No. 2 West 62nd street to the La Louis Wilet Company.

TO SELL BIG APARTMENT

House in West 49th Street Will Be Offered at Auction.

On Wednesday next, at executor's sale, Bryan L. Kennelly will sell at auction in the Exchange Salesroom, for the estate of Elizabeth M. Caulfield, the Tricourt apartment, at No. 541 to 545 West 49th street, between Tenth and Eleventh avenues. The Tricourt is a six story brick apartment, with four stories, on a plot 75x190 feet. For the estate of Frederick H. Willis Mr. Kennelly will sell a residential property located in Plainfield, N. J., known as No. 217 East 7th street, and extending through to the south side of East 6th street. This property is only a short distance from Watchung avenue, one of the best known avenues in Plainfield, and contains a large three story dwelling house. The plot is 110x208 feet. On the same day Mr. Kennelly will offer No. 129 East 150th street, near Walton avenue, in The Bronx, a three story frame dwelling house, on a lot 18.81x55.4 feet.

On Thursday, at foreclosure sale, Mr. Kennelly will sell No. 84 Union avenue, the five story brick apartment house, on the southeast corner of East 169th street, and on Friday the entire front on the south side of East 29th street, between Decatur avenue and Parkside Place.

MANY HOMES BEING BUILT

Twenty in Course of Construction at Manhattan Beach Estates.

Despite the snow and cold weather, home building at Manhattan Beach Estates is being carried on in a lively manner. There are now some twenty new houses in course of construction, which, the officers of the company state, is most unusual at this season of the year. Ida E. Dietrich, Lee B. Floyd and Albert E. Dietrich recently commenced the erection of new bungalows, and Paul J. Gallagher is now excavating for four new houses, three on Coleridge street and one on Dover street.

Recent sales at the estates include a plot 60x100 feet on the west side of Exeter street, north of Hampton avenue, a plot 60x100 feet on the east side of Exeter street, north of Hampton avenue; a plot 60x100 feet on the east side of Exeter street, south of Oriental Boulevard, and a plot 60x100 feet on the west side of Exeter street, south of Hampton avenue.

PASSING OF OLD BURNS RESTAURANT

Property on Sixth Avenue, Opposite Hippodrome, To Be Sold at Auction.

Just what will be done with the "L" shaped plot at present occupied by the Burns restaurant, at Nos. 78 and 79 Sixth avenue, forming an "L" to Nos. 102 and 104 West 4th street, is a problem. Probably the fact that many hundreds of people visit the Hippodrome each day, which is across the street from the property, will have its effect on whatever improvements will be made.

The property faces on Sixth avenue and on 4th street, and has a frontage of 60 feet on the avenue and 42 feet on the street, making it possible for the erection of a building that will have two entrances on two important thoroughfares, or for the erection of two separate buildings.

The Burns restaurant is not in use at present. In 1932 it was a well known place, visited by politicians and clubmen. The property is scheduled to be sold at public auction, at Supreme Court, at 12 o'clock, at the Exchange salesroom, No. 11 Vesey street.

NEW HOMES AT PARK HILL

Three Structures Planned with Every Modern Improvement.

The American Real Estate Company has just authorized the construction of three exceptionally fine houses for Park Hill, which will be offered for sale, ready for occupancy, this summer. These include a splendid Georgian Colonial house of brick of twelve rooms and three baths, including hall, living room, library, dining room, four splendid master bedrooms, two servants' bedrooms, billiard room and upstairs sleeping porch. This house will be located on plot No. 5 in block No. 2 Park Hill avenue.

Another one of the houses will be located on plot No. 8 block No. 12 Van Cortlandt Park avenue, and will be of Spanish mission architecture constructed of stucco, with red tiled roof. It will be in a commanding position on the land, and will have a beautiful terrace across the front of the property, creating a handsome appearance. This house will contain an exceptionally large living room, its appointments consist of hall, living room, butler's pantry, kitchen, four splendid master bedrooms, two master baths, two servants' bedrooms, servants' bath and a large billiard room from which may be obtained views of the Hudson River and the Palisades.

The third house will be located on a large plot in block No. 26 Hillcrest avenue. It is of English design and will embody in its exterior treatment an excellent combination of stone and shingle. This house will contain hall, living room, parlor, dining room, butler's pantry, kitchen, four large master bedrooms, two master bathrooms, sleeping porch, two servants' rooms and servants' bath and a large billiard room.

BUYING AT SOUTH YONKERS

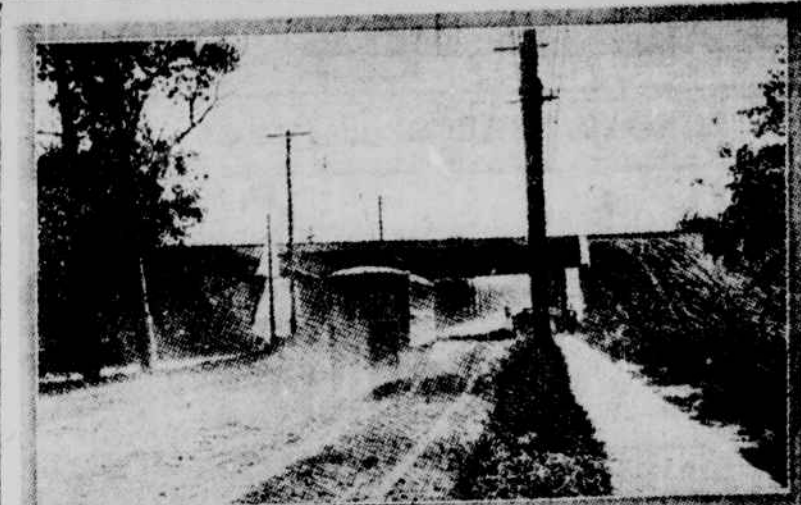
Purchasers of Lawrence Lots to Erect Houses.

The American Real Estate Company reports great success in the bargain sale of lots which it is conducting at the Lawrence property, in South Yonkers. This property, which is located at the intersection of Valentine Lane and Riverdale avenue, has been completely developed, all city improvements having been installed and paid for.

Its many advantages and the low prices at which the lots have been offered have attracted prompt response from buyers, even at this season of the year. During the last week the following sales were reported:

Dr. E. R. Lasher purchased Lots Nos. 59 and 60, on which he will build a private house; Miss Edna B. Lewis purchased Lots Nos. 61 and 62, on which she will build a private house; E. Wegmann purchased Lots Nos. 27 and 28, on which he will build a private house.

W. A. Brockhurst purchased Lots Nos. 63 and 64, on which he will shortly build an apartment house, and Miss Florence L. Weeks purchased Lots Nos. 29, 30 and 31, on which she will build a private house.



EAST OF THE ROCKAWAY HEIGHTS PROPERTY, IN THE BROWN-VILLE SECTION, BROOKLYN.

TAX BILL AROUSES MUCH OPPOSITION

Opinion of Real Estate Man on the Herrick-Schaap Measure.

By JOHN FISKE.

The Herrick-Schaap bill, now before the Legislature, which proposes to have the tax on buildings, and to put the burden on vacant property, has gained such impetus that, unless decisive action is taken in opposition to the measure, it may make headway and bring us to the danger point of realization. Whether this or similar bills which have threatened us for the last few years are the creation of wild theorists, faddists, or worse, yet we must realize that it is a condition and not a theory that confronts us.

Bills exempting buildings from taxation have been before the Legislature for many years, and of late have gathered strength sufficient to awaken the alert into a realization of impending danger. There can be no referendum to the people, for the reason that this is a social and economic problem, difficult, and requiring expert knowledge as to conditions. If referred to the voters, it would be treated as a political question, and inflamed demagogues would incite the people into a belief that the increase in building operations will tend to lower rents, and that will prove a strong incentive to procure votes. While the fallacy of this proposition is apparent to the student of economics, yet the cry of lower rents will appeal amazingly to the average voter and secure his vote without much further deliberation.

The present law of taxation should stand until we secure a more satisfactory substitute, and in this connection it would be well for us to consider some other modes of collecting revenues besides gathering 50 per cent of our taxes from real estate.

If vacant lands is to bear the burden of taxes, it would be impracticable for owners to permit land to be vacant and wait for the natural growth of value. As a result, there would be overbuilding and many vacancies. In the course of several years, with vacant land plentifully improved, building operations would cease and the market become glutted with vacant structures.

There can be no demand created for rentals. It is purely a question of population, and wherever the population is strongest, rentals will be largest. The demand for houses is limited to population.

If vacant land were to bear the burden of taxation it would lead to complicated results. The owner who bought land in good faith, only to find himself confronted with new laws, practically amounting to confiscation, might invoke the United States Constitution and allege the "impairing of the obligation of a contract." Owners of land would be confronted with the option either to build or suffer a ruinous taxation. The object of taxation should merely be to obtain revenue for governmental purposes, and nothing has been suggested which would indicate that the bill is framed for such purpose. There are many properties that at the present time are not capable of improvement, being either too far from the lines of transit or else being in sections too remote for immediate development.

Again, there are few owners who have sufficient money to build on their own initiative and with their own resources. They must necessarily apply to some lending agency, and if an investigation is made and a neighborhood is not ripe for improvement, or if the section is overbuilt and "too hot" signs much in evidence, then will it be difficult to obtain a building loan. Lenders will not loan on properties that cannot find ready tenants, and overproduction is sure to cause this result. Every one acquainted with the real estate situation knows that builders and investors need no incentive for the erection of buildings other than the chance of profit.

Even if the improvement of vacant property will yield work to the many we must, however, remember that this is only a temporary relief, and when the boom has reached its utmost limit, as it must in the course of a few years, and finally collapses, then will there be a sudden cessation of building, and owners will be embarrassed with a large number of houses and a still larger number of vacancies.

There will necessarily be a large depreciation in values, as real estate owners who have relied for years to secure their possessions will find themselves unable to arrange the mortgages necessary to carry their holdings, and, as a result, will lose their "little all."

TO BUILD MANY HOMES

Plans for Eighty Houses at Port Washington.

Horace G. Knowles, sales manager for the Port Washington Estates, reports good business all through the winter months owing to the electrification of the Long Island Railroad to Port Washington. Speaking on the subject, he said yesterday:

"We could sell several more houses if we had them ready, and owing to the demand for homes overlooking Manhasset Bay and Long Island Sound plans are being drawn for eighty new houses in Port Washington this year. The Port Washington Estates have 600 feet frontage on Manhasset Bay and a fine sandy bathing beach, large old trees, and nearly every plot has an unobstructed view of the bay and Sound. The plots extend in size from 100x150 feet up to 2 1/2 acres, and to each purchaser the company gives a right of way to the shore front."

The Cross & Brown Company leased for Charles A. Gould to Adolph Spear & Co. the first lot at No. 89 Broadway, and space in No. 286 Broadway to the Globe Import Company.

SILENT IN MANNER, BUT HARD WORKER

J. Clarence Davies a Live Wire in the Real Estate World.

By F. A. AUSTIN.

There stood by the side of Joseph P. Day at the Morris Park sale (now a part of history as the world's record sale of real estate at auction) a figure whose quietness and air of repose were in marked contrast to the strident voice, eager action and keening arms of the auctioneer. A lack of color gave a touch of asceticism



J. CLARENCE DAVIES.

He says the whole trouble with New York real estate is that too much property is handled by amateur buyers.

to features whose sharpness was accentuated by a Vandyke beard. Yet, with all his calmness of demeanor, this man was keenly alive to all that was going on. He could not hear with his ears, but his eyes and his knowledge of the index expression gives to the thoughts that are uppermost in the mind gave him information far more accurate than that which mere words conveyed to many of the listeners. He not only saw the hands of bidders raised before men on the floor detailed to watch for men on the floor sensed bids about to be made before they were made and directed the auctioneer's attention to the man or woman about to bid.

At intervals he would speak quietly to the auctioneer, and what he said showed that he knew how the sale was going; that he had some form of telepathic communication with the minds of those around him. His eyes scanned the map of the land plot, and at the psychological moment he would advise leaving one section for another or suggest some argument which would persuade a hesitating bidder to go higher than his opponent. Behind his serenity his brain was working at lightning speed.

This man was J. Clarence Davies. "Ground value or market value"—the same thing, he holds—"is what a willing seller will sell for and what a willing buyer will pay. I don't mean an eager seller or an eager buyer. Eagerness generally means that the seller wants to sell for a certain purpose or that the buyer wants a certain piece of property for a certain purpose, in which case the value is above or below what it would be if the seller were merely willing to sell and the buyer merely willing to buy."

"The whole trouble with New York real estate is that too much of it is handled by amateurs, who do not know how to produce the best results. Professionals get profits, where amateurs get nothing but losses. Look at the splendid real estate investments obtained by operators like the American Real Estate Company, Henry Morgenthau, Robert E. Simon, Walter J. Salomon, George F. Johnson & Sons, the late Benjamin Altman, the Herald Square Realty Company, Frederick Johnson, Henry Phelps and Robert Goetz. I was a member of a committee which recently appraised the properties of the American Real Estate Company, and it was one of the most unusual appraisals in which I have had a share. Instead of taking the word of one or two experts, this company engaged the services of a committee of the most highly rated appraisers in the city. This committee inspected the various properties of the company and then held several meetings to fix values. The figures finally decided on represented a consensus of opinion. And then, to outsource conservatism, the company marked these figures down a bit."

"The appraisal of these properties brought out some interesting facts regarding the trend of values, where the utmost efficiency of management is combined with the utmost economy in operation, and the expert knowledge I have already spoken of in buying, in various parts of the city."

"The judgment of the professional, as opposed to that of the amateur, has been amply demonstrated in The Bronx by the Henry Morgenthau Company, the Johnsons and the American Real Estate Company."

Brooklyn Dwellings Sold.

Charles E. Rickerson resold the three story limestone American basement dwelling house, on lot 21x100 feet, at No. 535 1st street, between Eighth avenue and Prospect Park West, which was sold last week for Charles F. Helm to Frank L. Patterson. The house is leased to the Chilian Consul, Ricardo Sanchez. This house is one of the two built some years ago by L. S. Levy. The other house is occupied by Supreme Court Justice J. M. Kapper; No. 531 1st street is occupied by Congressman Calder, and opposite is the residence of Henry Rousten, the grocer.

B. F. Sforza sold for Henry Sorenson and others the lot, 20x100 feet, with one story frame taxpayer, at No. 604 Fourth avenue, junction of New Utrecht avenue.

Rents Sixth Avenue Store.

The Duroc Company leased the store and basement at No. 50 Sixth avenue for five years; also the store at No. 22 Eleventh avenue to Lipshitz & Davis, and the store No. 311 Hudson street to Frederick W. Snyder.

BROOKLYN SECTION READY FOR BUILDERS

It Is Rockaway Heights Near Brownsville, Where \$250,000 Persons Live.

LOTS WORTH \$100,000 SOLD SINCE AUGUST

Many Realty Men Think This Part of Borough Will Be Rapidly Improved.

A little over seven years ago that section of Brooklyn known as Brownsville, where now are 250,000 persons, was a sparsely settled place. Adjoining Brownsville is Rockaway Heights, opened last August to the public for settlement through the F. C. Rose Realty Corporation, selling agents for the Rockaway Parkway Company. Since that time lots worth more than \$100,000 have been sold, and many real estate experts think that this unrestricted development will soon become a well-built-up section of the Brownsville district.

There are numerous sites suitable for modern tenement houses at Rockaway Heights, and such buildings can be profitably erected immediately, according to persons thoroughly acquainted with the building situation in this part of Brooklyn.

"It was the building of the Williamsburg Bridge which made possible the creation of a great home, manufacturing and store centre in Brooklyn known as Brownsville," said a well known real estate man yesterday. "For fifteen years the section was of little consequence."

"Property was in the market at very low figures, but the outlook for the development of the land was so dim that speculators passed by the place and invaded the more promising district lying to the east in what is generally known as East New York."

"A few men from the East Side of Manhattan, who were engaged in the manufacture of clothing and other products of needlework, were among the first to bring about the development of Brownsville, which is a monument to their foresight."

"Brownsville has many churches, banks and trust companies, theatres, public libraries, markets, stores and nine public schools, one of which is the largest in the state."

The section is within the five-cent fare zone of the greater city. By that is meant that one may ride for a single fare from any part of Brownsville, and consequently from any point of Rockaway Heights to City Hall, Manhattan. It is also only a single fare from Brownsville and from Rockaway Heights to many of the big ocean and summer resorts on Long Island.

"When the dual subway routes are in operation the Brownsville district will be a large recipient of rapid transit advantages. It will then be possible for a resident of that part of Brooklyn to ride to all the principal home, trade and amusement centres of Manhattan and The Bronx for a single fare."

"On the east of Rockaway Heights runs the Long Island Railroad. It is thought the railroad will cause many manufacturers to locate at Rockaway Heights."

"Within three blocks of the Rockaway Heights property the city has purchased land to construct one of the finest and largest playgrounds in the country. The project has the hearty support of the Playground Association of America, for the reason that it is the first real attempt to give the city a playground like that in Chicago. The location of the grounds is between Dumont avenue, Livonia avenue, Douglas street and Hopkins avenue, and a smaller parcel of land between Dumont avenue, Blake avenue, Hopkinson avenue and Bristol street."

"The playground is planned for the enjoyment of the grown-ups as well as the children. It will contain a men's open air gymnasium, a women's open air gymnasium, gymnasium building, swimming pool, wading pool, little children's playground, ball field and park accommodations."

STORE AND LOFTS ON LANDMARK SITE

New Fifth Avenue Building at 52d Street Corner Replaced Hotel Langham.

The eight story store and loft building No. 657 to 663 Fifth avenue is one of the best located business properties in the upper Fifth avenue retail section. Ogden & Clarkson, who are foremost real estate agents of this city and whose capable management of real property has merited for them the large measure of success that is theirs, have full charge of the renting and the management of this fine building. Firms and individuals in need of store or loft space in this part of the town will be well repaid by consulting them as to the available space to rent and cost and terms of the leases.

At the northeast corner of 52d street and Fifth avenue stood about twelve years ago a building which was for many years known as the Hotel Langham. Morton F. Plant bought the property as a site for a home for his own occupancy. The excavation work was about to be done when Mr. Plant purchased and improved a large plot at the southeast corner of 52d street and Fifth avenue, with a spacious mansion for himself. Subsequently the late E. H. Harriman became the owner of the corner parcel which formerly was a part of the Hotel Langham site. He, too, intended to build a dwelling house there which would be his city home. He changed his mind on discovering that retail trade was expanding very rapidly in the Fifth avenue district and that it would not be many years before high class store and loft buildings would be located in the section.

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TO LET FOR BUSINESS PURPOSES

Offices to Rent

Park Row Building

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Abundant Light and Air

City offices being moved to new Municipal Building releases large space.

Will be divided to suit.

Nine Otis high-speed elevators being installed.

Vacuum cleaners.

For Full Information Apply at Renting Office on Premises, or at Our Office, 14 Wall Street.

Transportation Facilities Exceptional

Seven principal uptown surface lines in front of building. Three elevated lines, Brooklyn Bridge, Williamsburg Subway and Bridge within two blocks. Present Subway (and two Subways under construction) uptown and to Brooklyn 1 minute walk. Hudson Tunnel and N. J. Ferries 4 to 6 minutes' walk.

Park Row Building

Ag. of Douglas Robinson, Charles S. Brown Co.

AN EXCEEDINGLY LIGHT CORNER LOFT

150 Franklin St., cor. Washington St., about 6000 sq. feet, electric freight elevator, \$1,200. WILLIAM R. V. HIRE, Broadway & 88th St.

Waterfront Lots with bulkhead on East River.

Vacant lots centrally located for manufacturing or other purposes. Large Bright Warehouse Lots, 35x60 feet. Apply Brookman Estate, 52 Exchange Place.

REAL ESTATE FOR SALE OR TO LET

BOROUGH OF MANHATTAN.

For Rent.

ASTOR HOUSES

No. 8 to 26 West 130th St. Being thoroughly renovated and modernized. Inquire ROBERT LEVERS, 376 Lenox Ave.

Store & Loft Building

Strictly fireproof, all rented, shows over 7% net. May take in exchange City residence or other property and cash. Full commission to brokers. DOMESTIC REALTY CO., 28 W. 22nd St.

If dissatisfied with your present real estate management consult me. I will show you how to improve same and increase your rentals. Jacob A. King, 206 Broadway, N. Y.

GEO. SCHAEFER

360 Lenox Ave., No. 129th St. Tel. Harison 5014. Real Estate and Insurance.

BOROUGH OF BROOKLYN.

ROCKAWAY HEIGHTS

Adjoining Brownsville. At Rockaway Ave. and Church Ave., Brooklyn. Present prices are biggest bargains in Brooklyn. Visit property and be convinced. Write or phone for illustrated booklet. The F. C. Rose Realty Corp'n 309 Broadway, New York. Phone 248 Worth.

ONLY \$4500

Old English T. Bk. home at exp. sta. of new subway; \$24 mo. pay all carrying charges. Souvenir booklet on request. Otto Singer, 248 Kings Hwy, Bkn.

Flatbush—Near Newkirk Ave. Station. New semi-bungalow; all impts.; \$12,500. Geo. E. Jantzer, 1002 Flatbush Ave.

Beautiful Ditmas Park, T. 18th St. 14. Geo. E. Jantzer, 1002 Flatbush Ave.

FOUR LOTS in Flatbush ave., at Ave. R.; reasonable. H. Box 6 Tribune Office.

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GENTLEMAN'S ESTATE BARGAIN

Commencing distance, 160 acres fertile land, under cultivation; elevation 650 ft.; five views, magnificent. 8 master's rooms, 5 bathrooms, 8 servants' rooms, bath; large living room, reception hall, dining room, library, servants' dining room, electric light, etc.; one large garage, quarters for superintendent's cottage; daily; fine gardens; kinds of fruit; tennis court; places cost owner \$250,000; asking price, \$150,000, fully furnished; any reasonable offer considered. Particulars, SEAMAN, LOWBER & CO., 15 East 40th St., New York.

Hudson River Homes

Villa Plots, Estates, Bungalows For Lease or For Sale. VAN FOSSEN, Hastings-on-Hudson.

TARRYTOWN, N. Y. For Sale or to Let—House and lot, No. 43 South Washington St., house in good repair, newly renovated, with 8 rooms, hardwood floors, hot water heat, gas, electricity, new up-to-date plumbing and fixtures; elegant lot, 40x105 ft., with fine river view; ideal location; five minutes' walk from railroad station. Apply to E. W. NEUBRAND, Box 7, Tarrytown, N. Y.

CECILE KNOLLS. 25 minutes from Grand Central, in the Gramatan Hills, the choicest part of Westchester Co., wooded hills, fully improved, country clubs, churches, and the homes of refined people. Send for booklet. CEDAR KNOLLS, Room 650, 30 East 42nd Street.

BRONX MOUNT LOTS A SAFE INVESTMENT For your savings, now is the time to take advantage of low prices; don't wait until the boom comes. Buy a home site on line of real Rapid Transit. NEW YORK REALTY OWNERS, 481 5th ave., New York.

JAMES L. TAYLOR Westchester Co. Realty. Telephone 124 Double Ferry, N. Y. Kenneth Ives & Co. Westchester. 7 E 42

UNFURNISHED APARTMENTS. WEST SIDE.

THE LORING,

\$15-\$65 202 WEST 14TH ST. 16TH ST. 152 WEST—One block from elevated subway, single apartment house, steam heat, hot water, tiled bathrooms, bay window, hardwood finish and electric lights, owner in charge; \$68.

ADVERTISEMENTS AND SUBSCRIPTIONS For The Tribune received at the Uptown Office, No. 184 Broadway, between 26th and 27th sts., until 5 o'clock p. m.

REAL ESTATE FOR SALE OR TO LET

\$500,000 Worth of Bronx Lots

Free and Clear, For Sale or Exchange, well located and ready for improvement. For Investment Property. DOMESTIC REALTY CO., 28 W. 22d St. LONG ISLAND.

GREAT BARGAIN

Finest Plot on Port Washington Estates

with unobstructed view of Bay and Sound, fine old trees and right of way to Bathing Beach. HORACE G. KNOWLES, 30 Church St., Manhattan.

Great Bargain

Finest Plot on Port Washington Estates

With unobstructed view of Bay and Sound, fine old trees and right of way to Bathing Beach. C. S. FALLOWS, 30 Church St. NEW JERSEY.

32 ACRES

Comprising one of the most attractive real estate properties in MORRISTOWN, N. J. Gentleman's all year home with modern residence, farm buildings, valuable individual water supply, extensive view, fine neighborhood, near station, ideal bargain owing to sudden death of owner. E. P. Hamilton & Co., 96 B'way.

CRAFORD, N. J.

For rent, a selection of up-to-date modern houses at attractive rentals. FERGUSON & VAN NAME, 31 Pine Street, N. Y.

144 ACRE FARM, HIGH, TILLABLE LAND; house, barns; macadam roads; between New Brunswick and Plainfield, mile from toll; sacrifice for quick sale. RAYLES, 7 East 42d St.

COUNTRY PROPERTY.

FOR FORTY YEARS dairy farm, carrying 110 cows; highest state cultivation, 250 acres, one mile from village, Pine Plains, Dutchess County, N. Y.; quarter of mile from railroad station; attractive farm house; large dairy farm and tenant houses; spring fed lake on premises, and excellent water supply; fruit and healthy farm and environment; for sale at bargain to close estate; division of property considered. Details from R. C. EATON, attorney at law, third floor, 22 Exchange place, New York City.

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